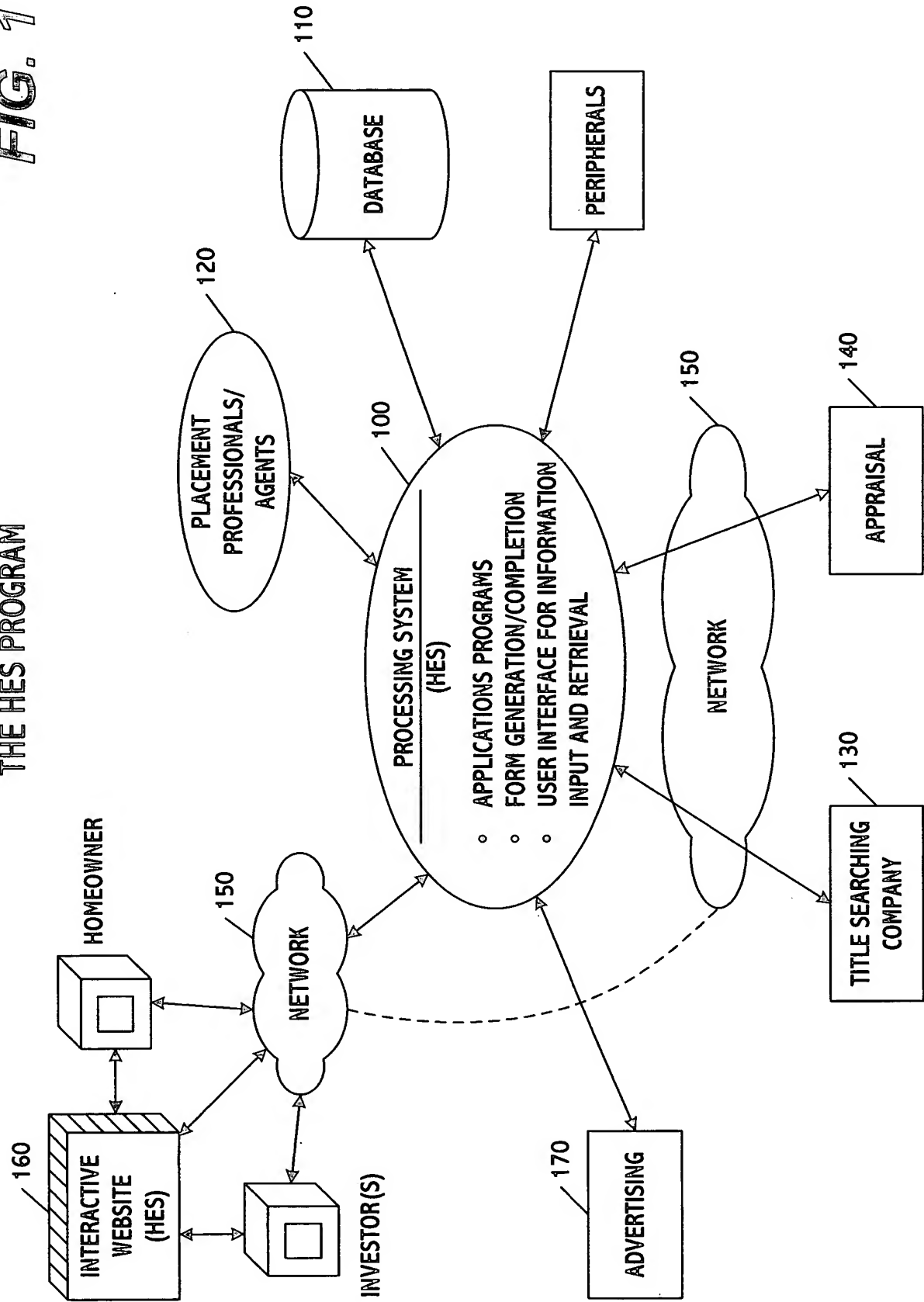


THE HES PROGRAM

FIG. 1



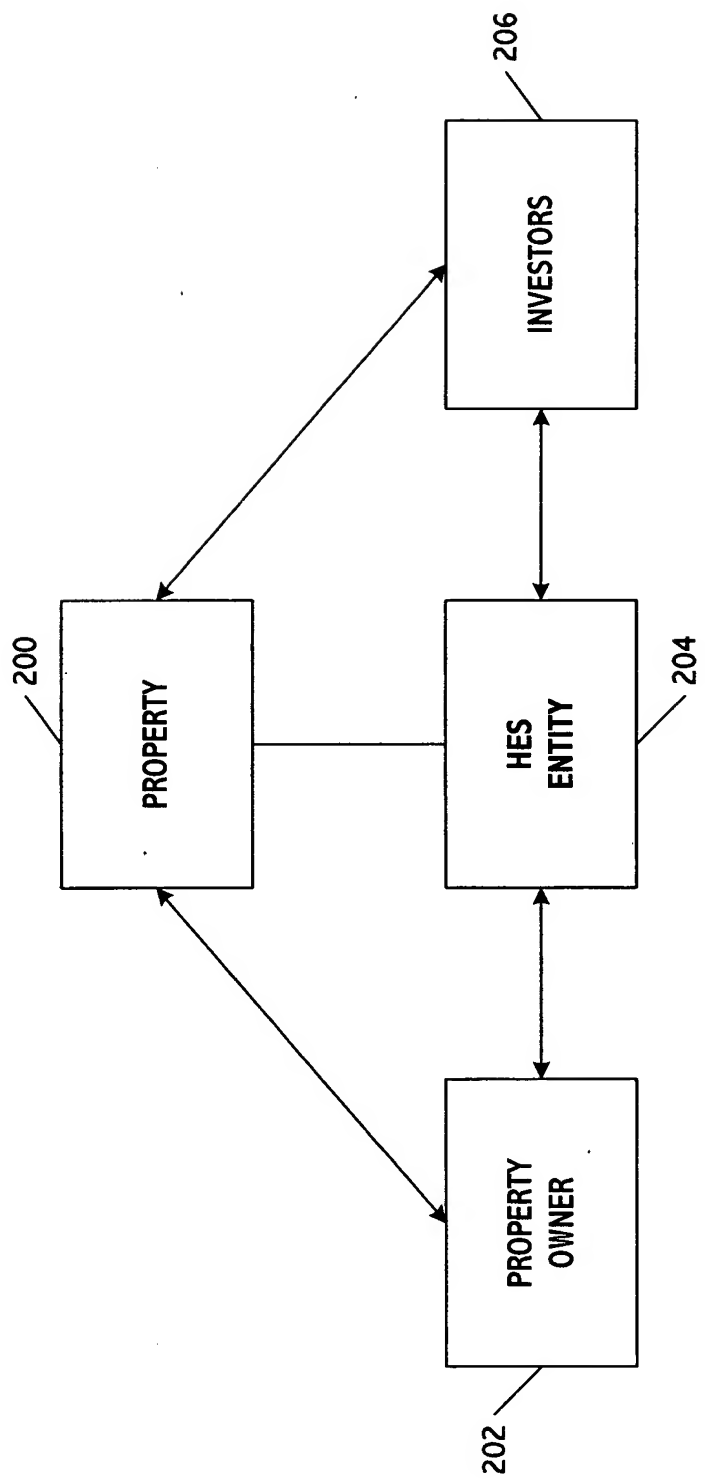


FIG. 2

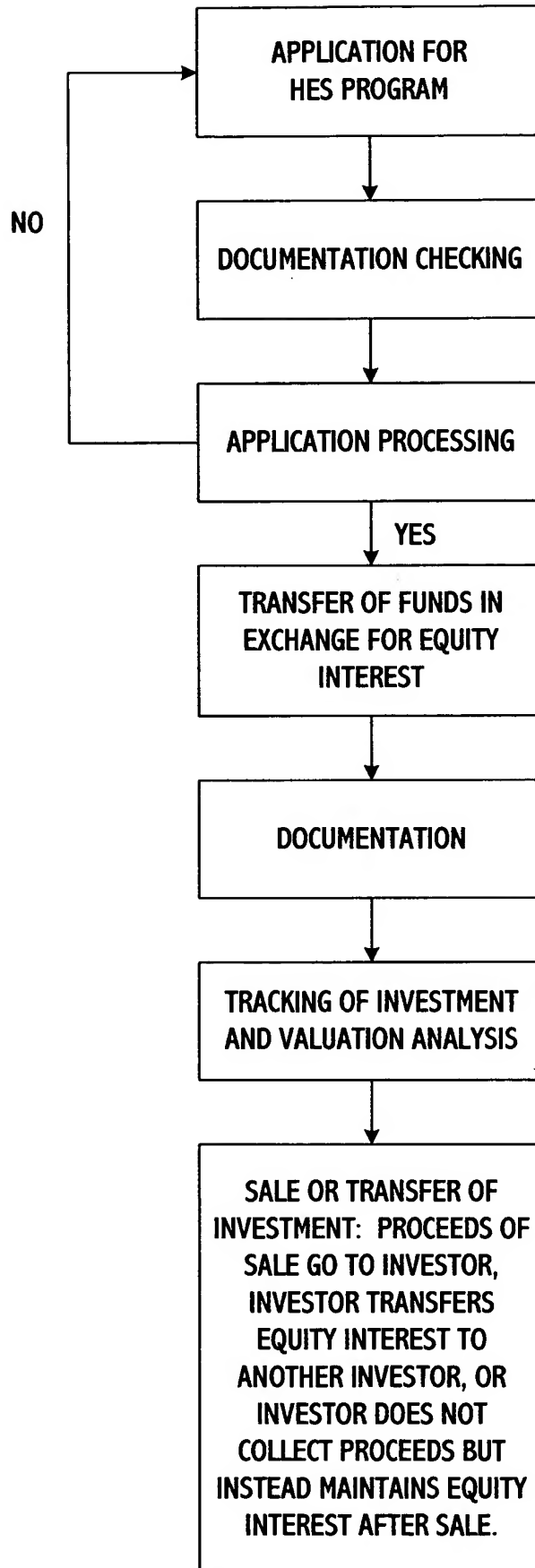


FIG. 3

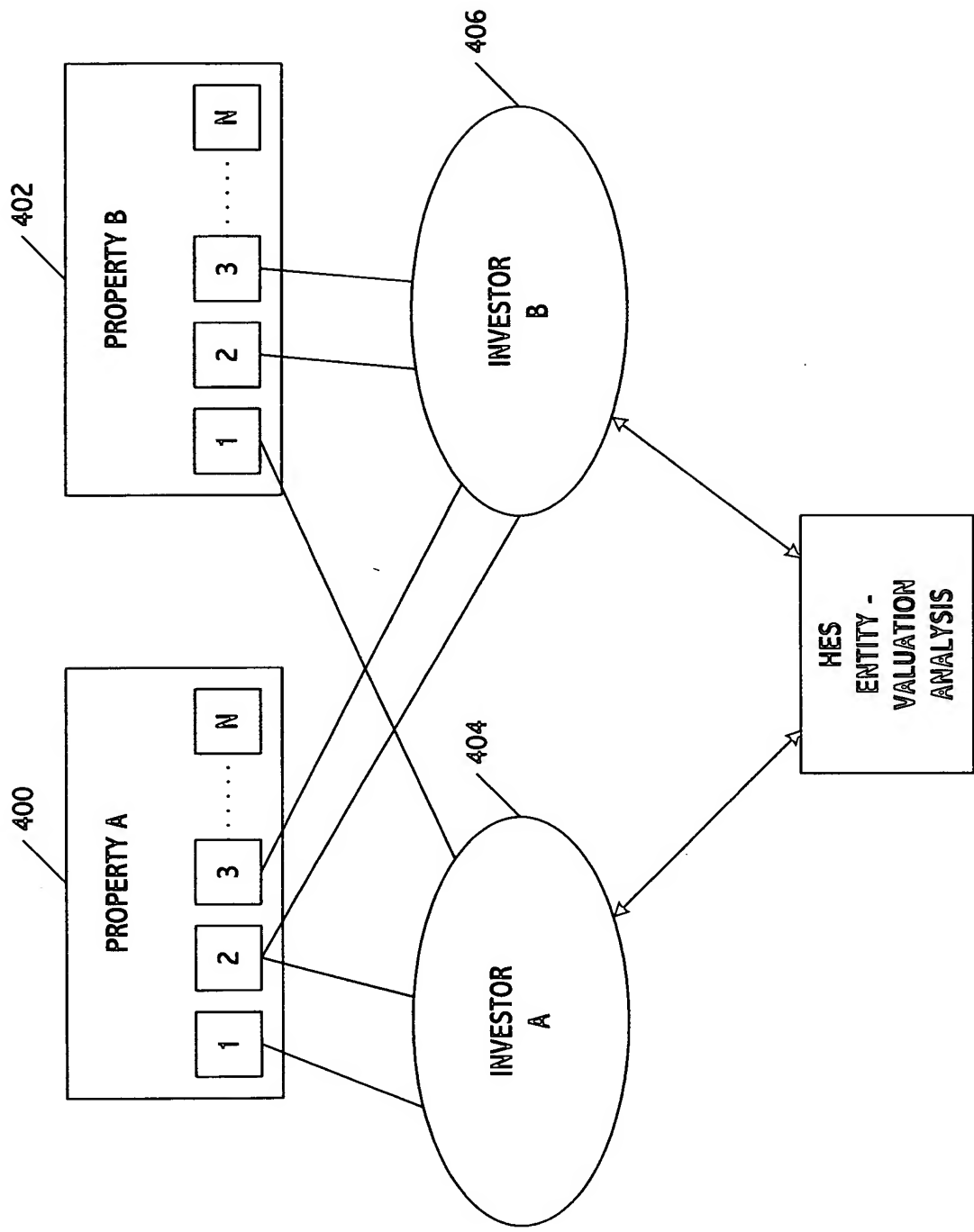


FIG. 4

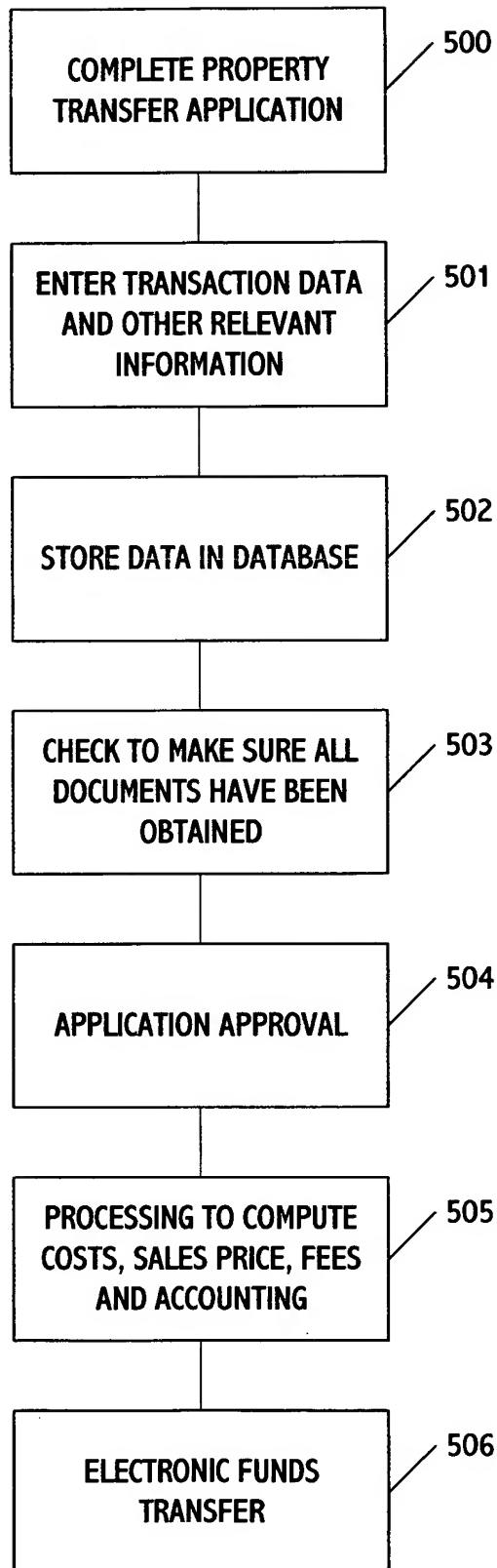


FIG. 5

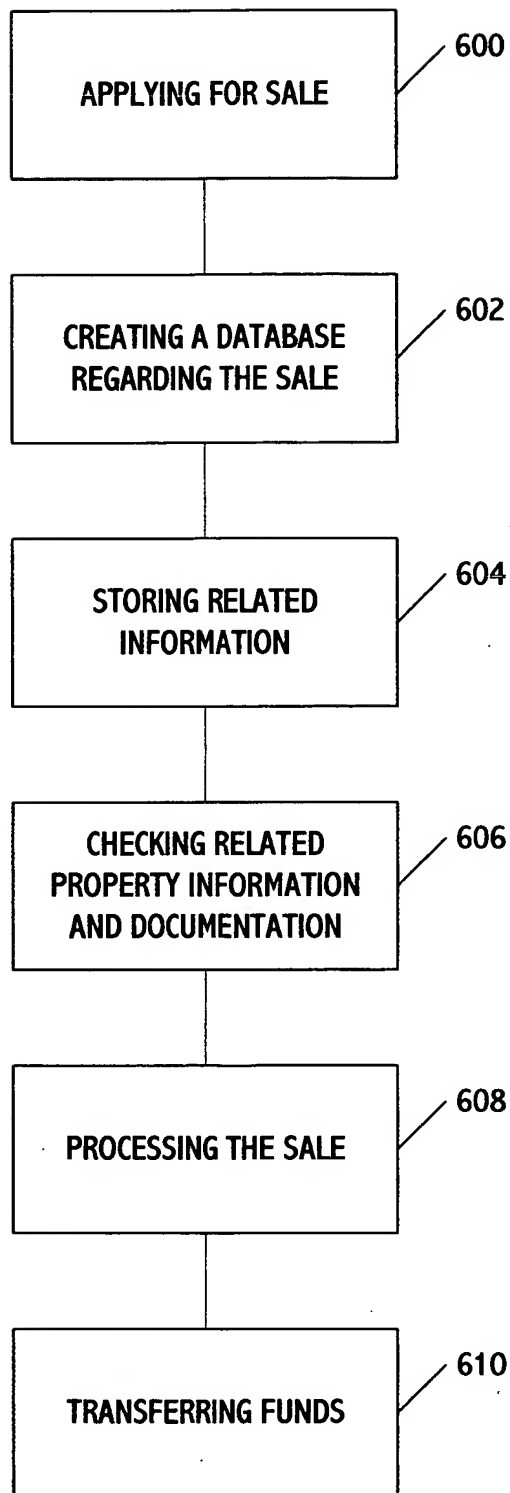
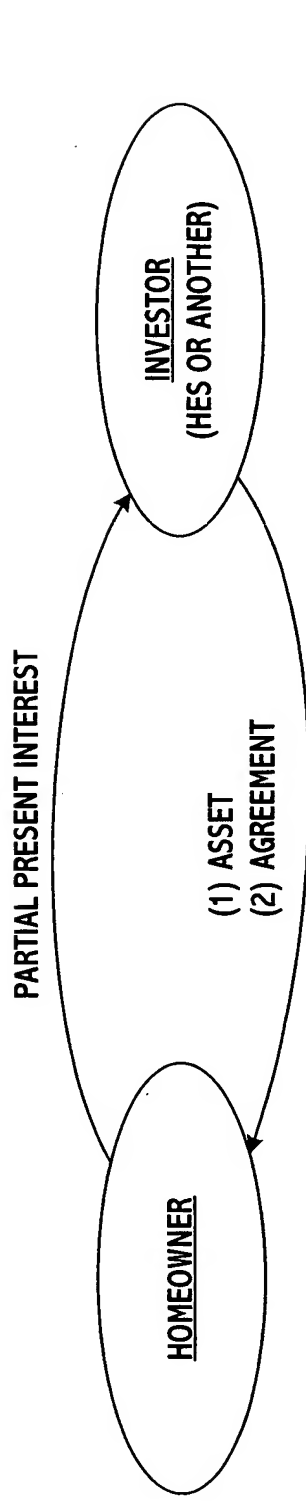


FIG. 6



HOMEOWNER RIGHTS

- RETAIN FULL CONTROL OF PROPERTY
- CONTROL CONDITIONS OF FUTURE SALE OR NO SALE
- RIGHT TO REPURCHASE TRANSFERRED EQUITY
- RECEIVE FEDERAL TAX DEFERRAL FROM INTEREST TRANSFER

INVESTOR RIGHTS

- RECEIVE PROCEEDS FROM SALE (IF THE SALE OCCURS) BASED ON TRANSFERRED INTEREST
- OPTIONAL RIGHT TO APPROVE SALE PRICE
- RESELL INTEREST TO OTHER INVESTORS

HOMEOWNER OBLIGATIONS

- PROPERTY TAXES
- MORTGAGE PAYMENTS AND OTHER DEBT PAYMENTS
- REPAIRS
- INSURANCE
- OPERATING EXPENSES/COSTS
- APPRAISAL
- TITLE RECORDATION FEE
- COMMISSION (e.g., 3%)

INVESTOR OBLIGATIONS

- WAIVE CONTROL AND SALE OF PROPERTY
- WAIVE TAX DEDUCTION AND OTHER TAX BENEFITS

FIG. 7

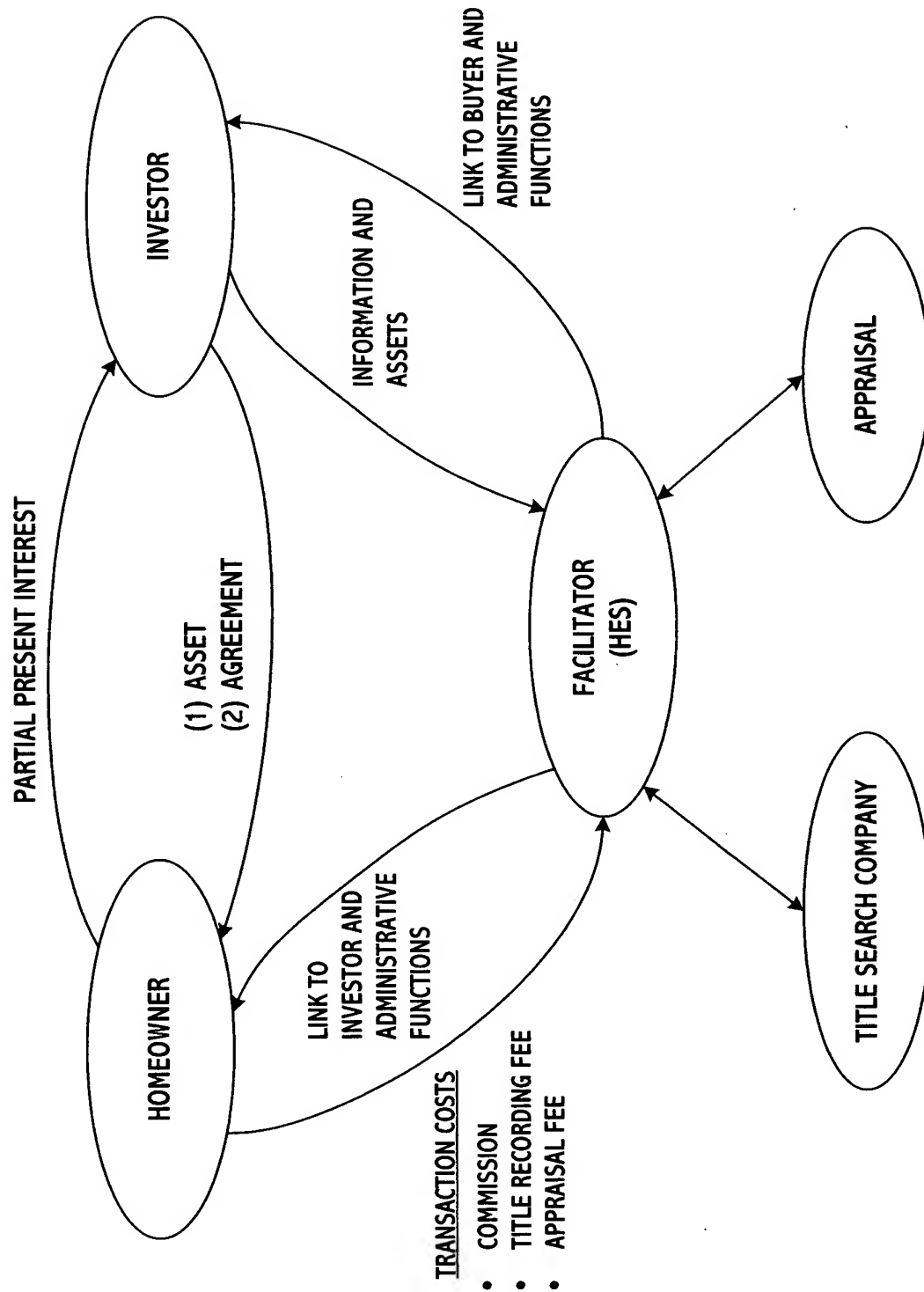


FIG. 8

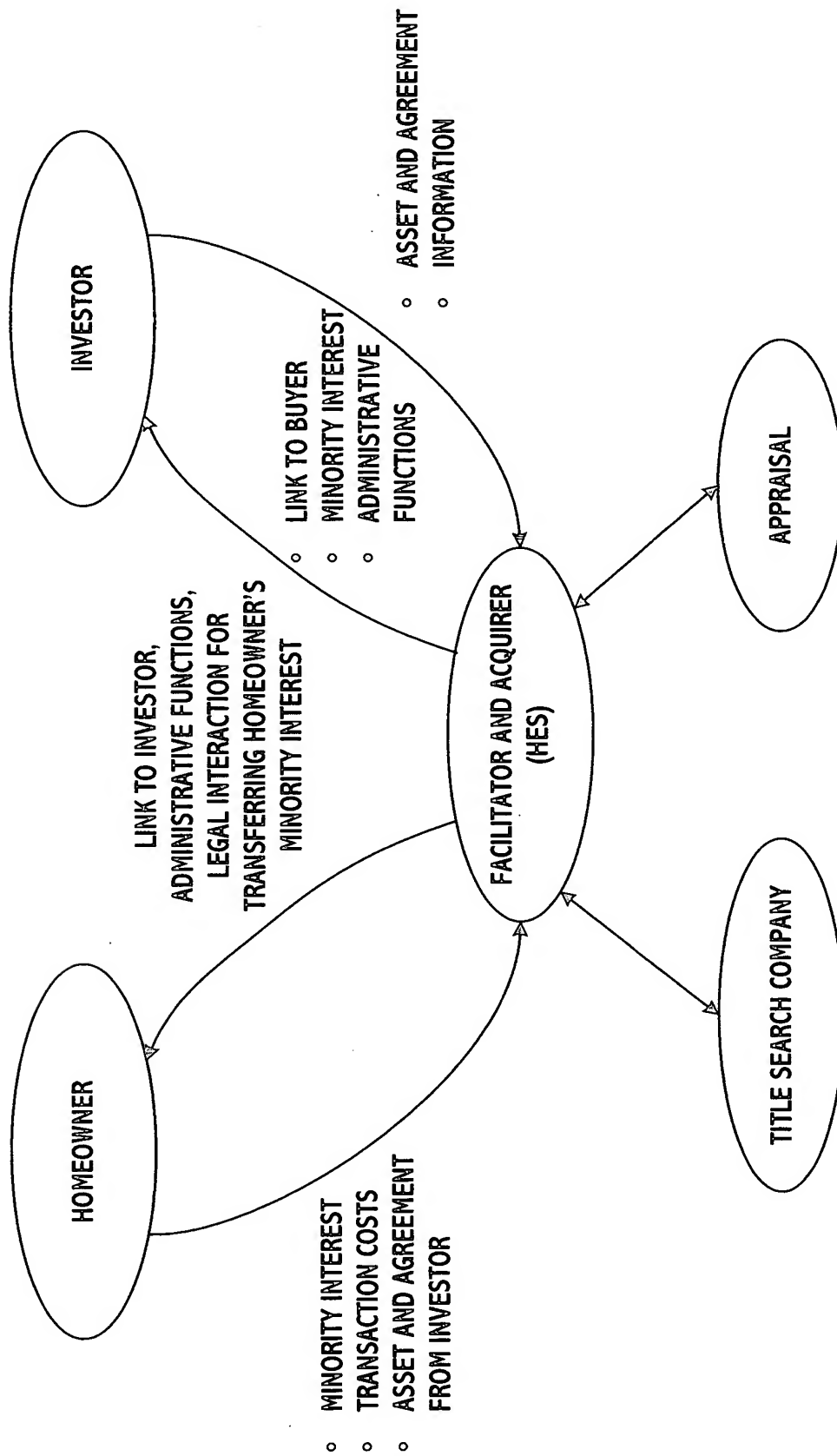


FIG. 9

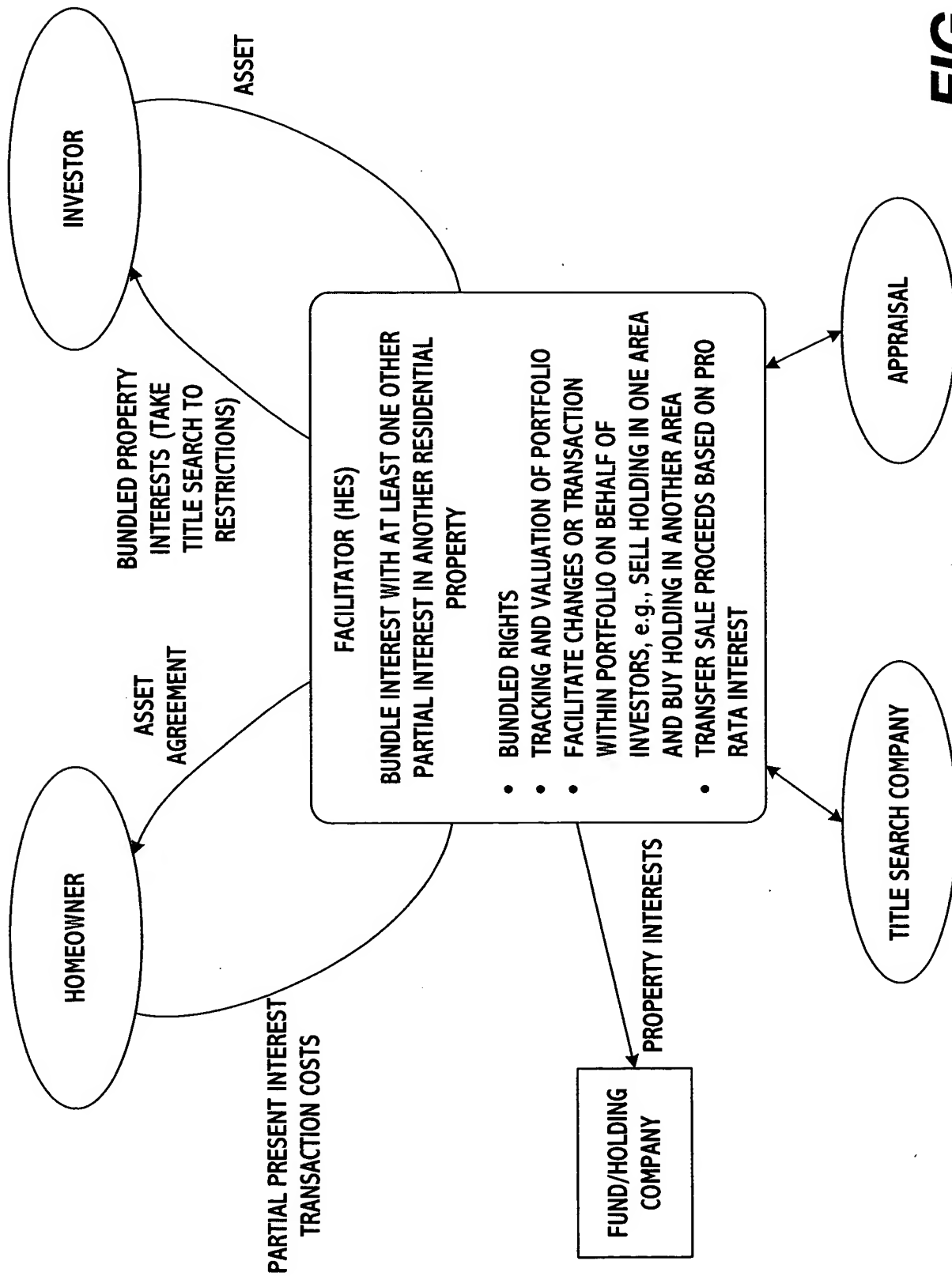


FIG. 10

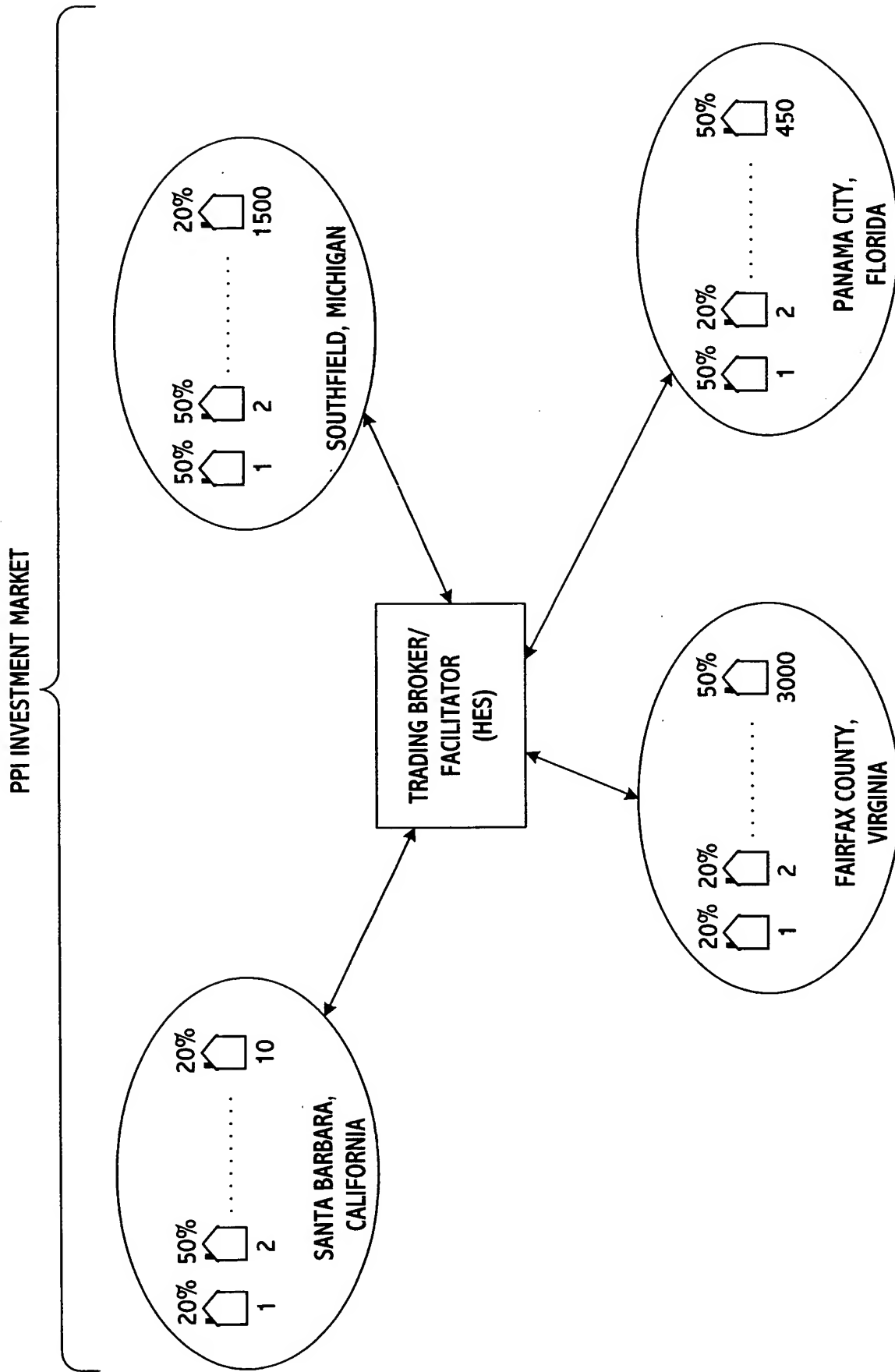


FIG. 11

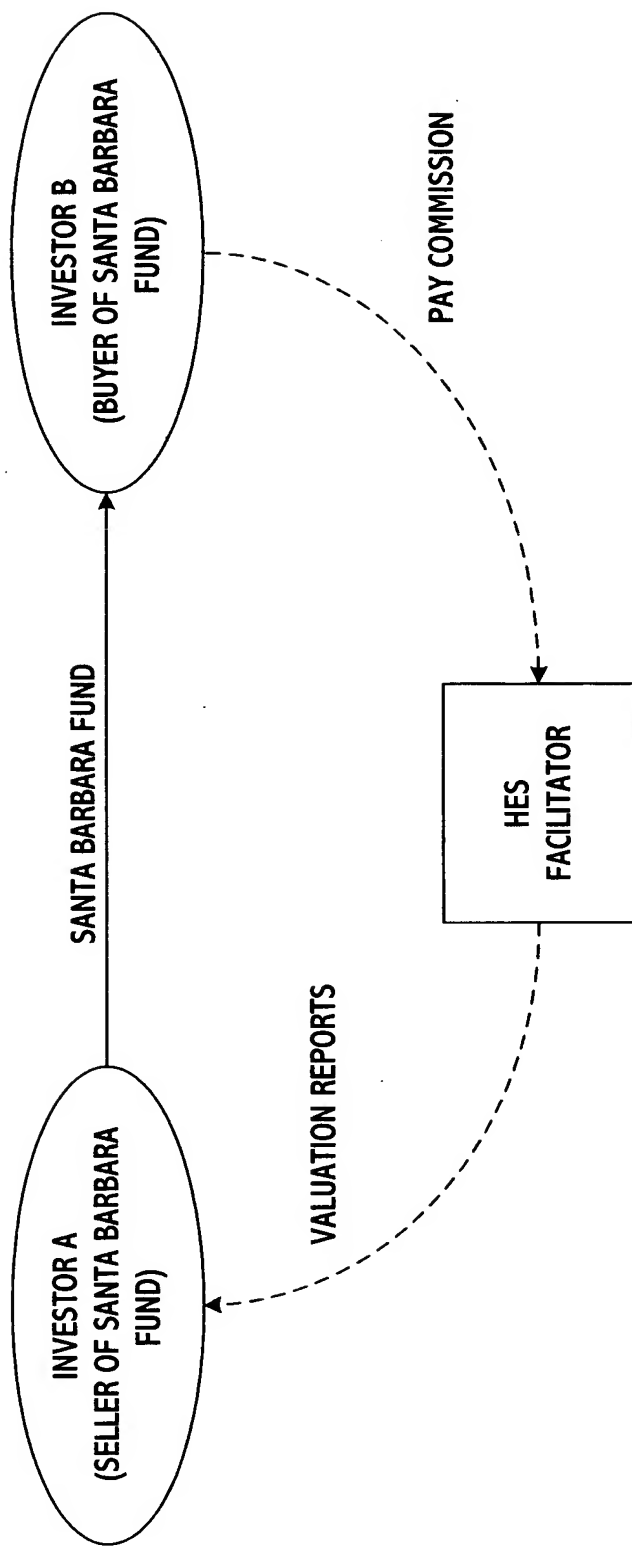


FIG. 12

ACCOUNT NO. _____
PASSWORD _____

PPI MARKET CENTER

<u>RECENT TRADES</u>	<u>QUANTITY/PROPERTIES</u>	<u>SALE PRICE</u>
SANTA BARBARA FUND	10	\$645,000
SOUTHFIELD FUND	1,500	\$2,250,000
.....

PPI FUNDS AVAILABLE FOR SALE:

	<u>ASK</u>
FAIRFAX COUNTY FUND - 3,000 PROPERTIES	\$4,000,000
.....

PPI FUNDS SOUGHT FOR SALE:

	<u>OFFER</u>
PANAMA CITY	
SAN BERNADINO	

FIG. 13

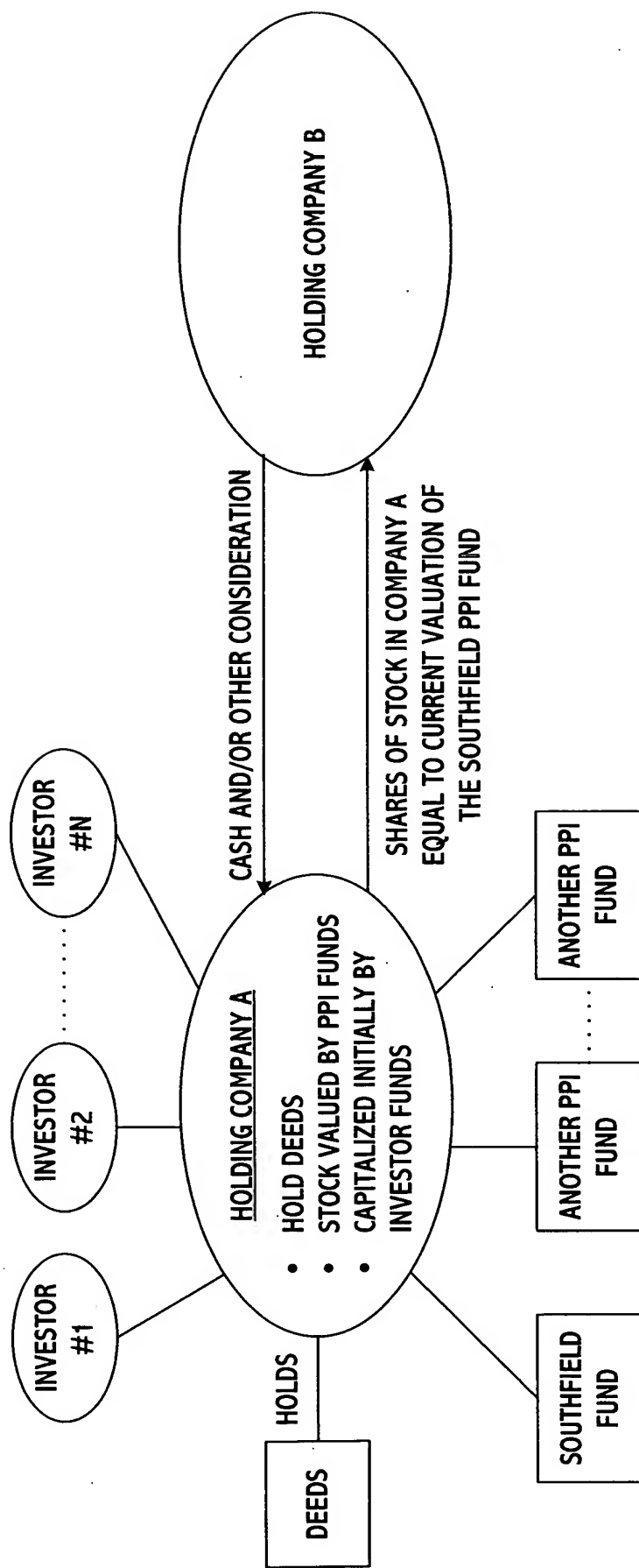


FIG. 14